

COMMUNITY DEVELOPMENT

JANUARY 2017 MONTHLY UPDATE

DEVELOPMENT PROJECTS

- **Broadway + Acoma Lofts | 3401 South Broadway**

Project: 110 residential units; 11,000 square feet retail/commercial space; covered and surface parking

- **Medici Communities and Big Lots Shopping Center entered into a parking agreement for construction and contractor parking.**



- **William's Jewelers | 5095 South Broadway**

Project: New retail building for jewelry store.

- **A building permit was submitted on December 15, 2016 and is under review.**

- **600 West Bates Avenue**

Project: Flex space; artist studio

- Demo permit approved on November 21, 2016.
- **A development review team meeting will be held on January 17, 2017.**

- **Hill Top Motel | 3800 South Broadway**

- **The property owner is promoting the property as a build-to-suit development**

- **The Foundry | 501 West Bates Avenue**

Project: 70-unit, income qualifying residential complex

- **Framing is complete.**



- **Iron Works Village | 601 West Bates Avenue**

Project: 60 townhomes, condominiums, and single-family for-sale units

- **The developer has applied for a site permit and a minor subdivision.**



- **Rite Aid | 707 East Jefferson Avenue**

Project: 14,600 square foot retail pharmacy with drive-thru

- The building walls are complete.
- **A variance request for signage will be heard by the Board of Adjustment and Appeals.**

- **Quincy Lane | 1210 West Quincy Circle**

Project: Seven single-family homes

- Permits were issued on August 10, 2016.
- **Construction is underway.**



- **Chick-fil-A | 3085 South Broadway**

- Site work is nearly completed.
- Interior work has started.
- On-site employee hiring is occurring.



- **1100 East Girard Avenue**

Project: 31 for-lease units

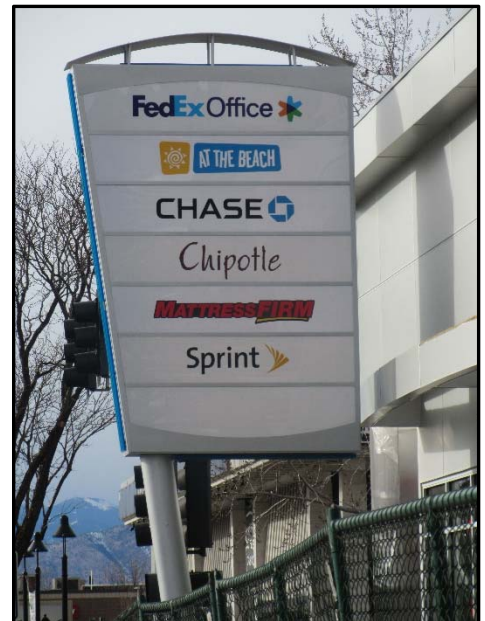
- A permit has been issued and work on the site has begun.



- **475 West Hampden Avenue**

Project: 4,800 square foot building with two tenants

- **A temporary certificate of occupancy for the building core and shell has been issued; tenant finish will begin soon.**



BOARDS AND COMMISSIONS

- **Alliance for Commerce in Englewood**
 - The Committee members continue to meet with Englewood businesses to obtain feedback as part of their Business Visitation Program.
- **Board of Adjustment of Appeals**
 - 3475 South Emerson Street: The owner is seeking a variance at the January 10, 2017 meeting to reduce the required leasable, ground floor commercial space.
 - 600 West Bates Avenue: The owner will seek a variance at the February 8, 2017 meeting for a reduction in setbacks.
- **Keep Englewood Beautiful**
 - The Commission held the annual Holiday Decorating Event on December 13, 2016. Awards were presented at the December 19, 2016 City Council meeting.
- **Planning & Zoning Commission**
 - The January 4, 2017 meeting was cancelled due to inclement weather.
 - The Commission will receive an update on the draft Parks and Recreation Master Plan and hold a study session on Accessory Dwelling Units at the January 18, 2017 meeting.
- **Englewood Urban Renewal Authority**
 - The Board will discuss their 2017 budget at the January 18, 2017 meeting.

SPECIAL PROJECTS

- **Englewood Forward**
(Comprehensive Plan, Light Rail Corridor Next Steps Study, Walk and Wheel Plan)
 - Planning and Zoning Commission will review City Council's changes at the January 18, 2017 meeting.
- **Safe Routes to School: Broadway/Mansfield Enhanced Safety Crossing**
 - A contract for design services was awarded to OV Consulting.

BUSINESS NEWS

- **New Businesses**

Broadway Barbers	4370 South Broadway	Barber services
Bubble House	3745 South Broadway	Bath accessories and gifts
Bufa Mexican Grill	2950 South Broadway	Mexican restaurant
Chick-fil-A	3085 South Broadway	Fast food restaurant
The Whiskey Biscuit	3299 South Broadway	Breakfast/bar
DJ Discount Liquor	4692 South Federal Boulevard	Liquor store
His Motorcar Company	2310 South Raritan Street	Specialty used vehicles
Bert's Model A Ford Center	2767 South Tejon Street	Antique auto parts
Safe Cars	3247 South Broadway	Used car dealer
Skin By Shawn LLC	300 East Hampden Avenue	Aesthetician services
Strong Massage LLC	3597 South Pearl Street	Therapeutic massage
Kaladi Coffee Roasters	2823 South Broadway	Coffee shop and roaster
Wilde Nomad	3326 South Logan Street	Apparel and accessories

- **Other Business**

- **Englewood will host the South Metro Denver Chamber's Economic Development Group on Friday, February 10 from 7:30 AM to 9:00 AM in the community room.**
- **Englewood launched its new economic development initiatives in January. Additional information about these programs is available at www.EnglewoodCO.gov/doing-business**
 - **Business Acceleration Grant: Grant for new business startup.**
 - **Business Initiation Grant: Grant for permanent improvements for a business seeking to expand or improve their operation.**
 - **Primary Employer Incentive: Rebate of use taxes or permit fees to support the creation and retention of primary jobs in Englewood.**
 - **Small Business Training Grant/Scholarship: Maximum \$500 scholarship to attend a training course offered by one of the City's economic partners.**

OPENING SOON

- Mid- February: Whiskey Biscuit - 3299 South Broadway
- Mid-February: 4G's Mexican Restaurant – 3866 South Broadway
- Mid-March: Zomo Asian Fusion Restaurant - 3457 South Broadway
- Spring: One Barrel Bistro - 3421 South Broadway



Englewood Real Estate Report

Quarter 4 2016

OFFICE

	Englewood	Arapahoe County	Metro Denver
Existing Buildings	129	1,137	5,160
Existing Square Feet	1,831,987	42,640,740	164,129,426
Vacancy Rates	14.8	10.6	10.4
Average Lease Rates	\$19.36	\$22.08	\$25.42
Number of Lease Deals	3	152	497
Leasing Activity Direct (SF)	2,876	419,163	1,805,995
Leasing Activity Sublet (SF)	0	51,934	179,227
Square Footage Delivered	0	6,300	380,477

RETAIL

	Englewood	Arapahoe County	Metro Denver
Existing Buildings	320	2,251	10,868
Existing Square Feet	2,569,842	37,668,231	149,509,980
Vacancy Rates	3.3	10.6	10.4
Average Lease Rates	\$18.39	\$22.08	\$16.03
Number of Lease Deals	5	58	241
Leasing Activity Direct (SF)	20,517	693,258	693,258
Leasing Activity Sublet (SF)	0	7,616	50,376
Square Footage Delivered	5,000	76,054	353,119

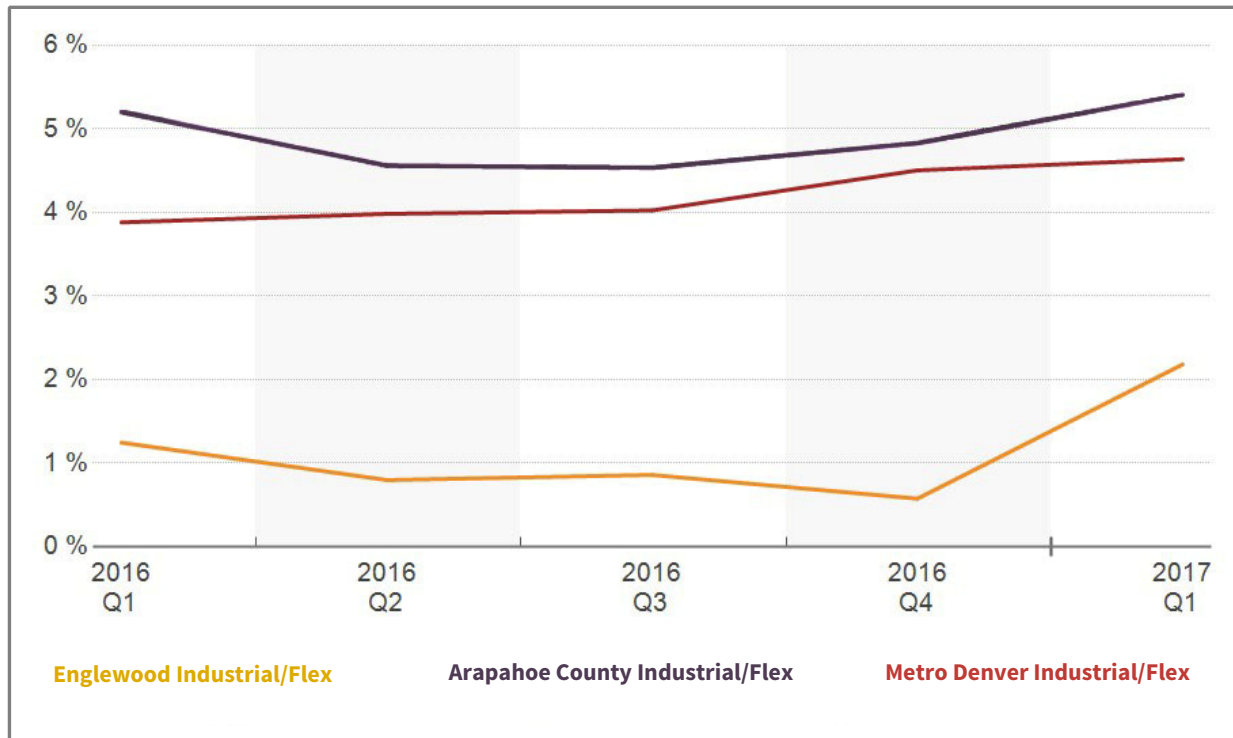
INDUSTRIAL/FLEX

	Englewood	Arapahoe County	Metro Denver
Existing Buildings	432	885	6,422
Existing Square Feet	7,307,953	17,555,794	196,795,143
Vacancy Rates	0.5	2.3	4.1
Average Lease Rates	\$7.94	\$7.98	\$7.19
Number of Lease Deals	3	16	97
Leasing Activity Direct (SF)	15,975	94,442	1,254,961
Leasing Activity Sublet (SF)	0	5,812	22,884
Square Footage Delivered	0	0	1,347,183

Industrial/Flex Vacancy Rate

2016–Present

While Englewood's Industrial / Flex vacancy recently ticked up, the rate is well below 3% and well below the vacancy rate for Metro Denver and Arapahoe County. Leasing activity in this segment is strong with almost 16,000 square feet leased in the quarter.



Recent Englewood Lease Transactions

Tenant	Address	Sq. Ft.
OFFICE		
Not available	300 East Hampden Avenue	1,097
Coco Massage	5000-5020 South Federal Boulevard	800
Not available	750 West Hampden Avenue	1,555
Not available	730 West Hampden Avenue	521
RETAIL		
Not available	3392-3398 South Broadway	3,850
Not available	3425-3427 South Broadway	2,750
Urgent Care Exit	500 West Hampden Avenue	5,000
Not available	2950 South Broadway	2,464
INDUSTRIAL/FLEX		
M-4 Roofing & Gutters, Inc.	4719 South Santa Fe Circle	1,536
Origin Kitchen and Bath	4720 South Santa Fe Circle	1,750
Not Available	3768 South Lipan St.	2,000
Denver Barnes, LLC	2605-2615 South Raritan St.	9,600

Data Source: CoStar Realty Information, Inc.

The quarterly real estate report presents a snapshot of real estate trends and comparisons to Metro Denver and Arapahoe County.

A searchable listing of available commercial real estate in Englewood is available at www.engagewoodco.gov/doing-business

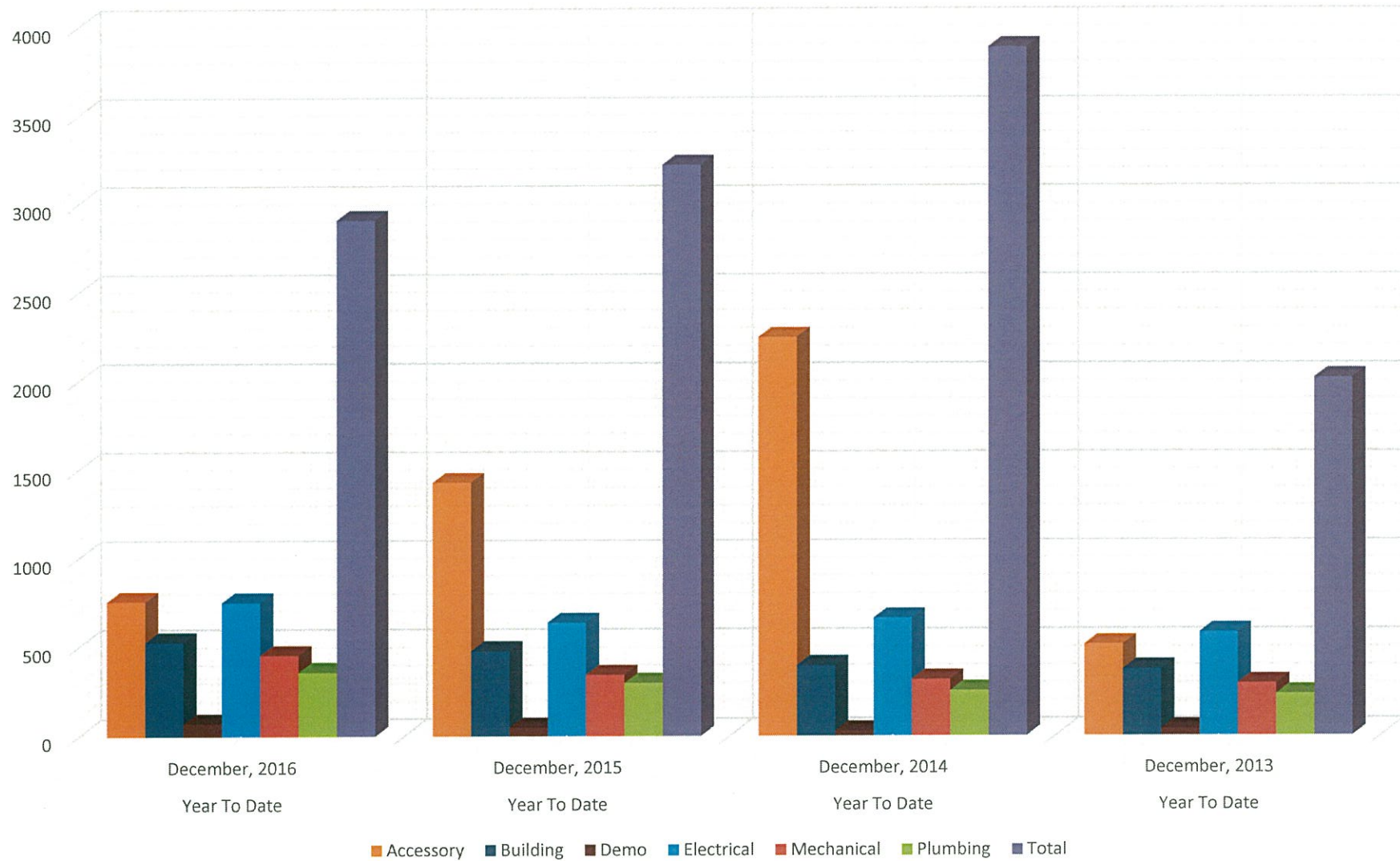
City of Englewood, Colorado

Building Division Monthly Report - December 2016

	Number December, 2016	Number December, 2015	Number December, 2014	Number December, 2013	Year To Date December, 2016	Year To Date December, 2015	Year To Date December, 2014	Year To Date December, 2013
No. Permits								
Accessory	25	70	82	16	754	1425	2241	508
Building	51	49	47	25	524	474	391	370
Demo	20	1	2	2	71	47	26	37
Electrical	47	37	49	46	748	633	656	575
Mechanical	53	26	26	17	451	341	313	289
Plumbing	27	27	20	14	357	295	250	231
Total	223	210	226	120	2,905	3215	3,877	2,010
Inspections								
Building	241	325	388	137	4,187	4,169	3,678	1,974
Demo	1	7	0	0	48	34	18	15
Electric	188	232	183	141	3,190	2,580	2,335	1,883
Mechanical	102	80	99	45	1,278	1,018	970	869
Plumbing	120	106	110	56	1,659	1,367	1,198	940
Total	652	750	780	379	10,362	9,168	8,199	5,681
Permit Valuation								
	\$4,508,886	\$4,500,145	\$3,917,450	\$3,648,164	\$89,612,480	\$131,600,463	\$121,890,242	\$144,710,906
Fees								
Licenses	\$9,075	\$8,175	\$8,880	\$6,850	\$138,775	\$126,401	\$129,675	\$103,112
Permit Fees	\$41,248	\$42,586	\$37,753	\$27,952	\$735,051	\$820,512	\$759,505	\$716,517
Plan Reviews	\$14,790	\$7,110	\$9,713	\$4,359	\$254,892	\$251,391	\$243,131	\$283,687
Use Tax	\$79,203	\$78,652	\$88,305	\$40,088	\$1,244,142	\$2,422,791	\$1,625,760	\$1,552,800
Total	\$144,316	\$136,523	\$144,651	\$79,249	\$2,372,860	\$3,621,095	\$2,758,071	\$2,656,116

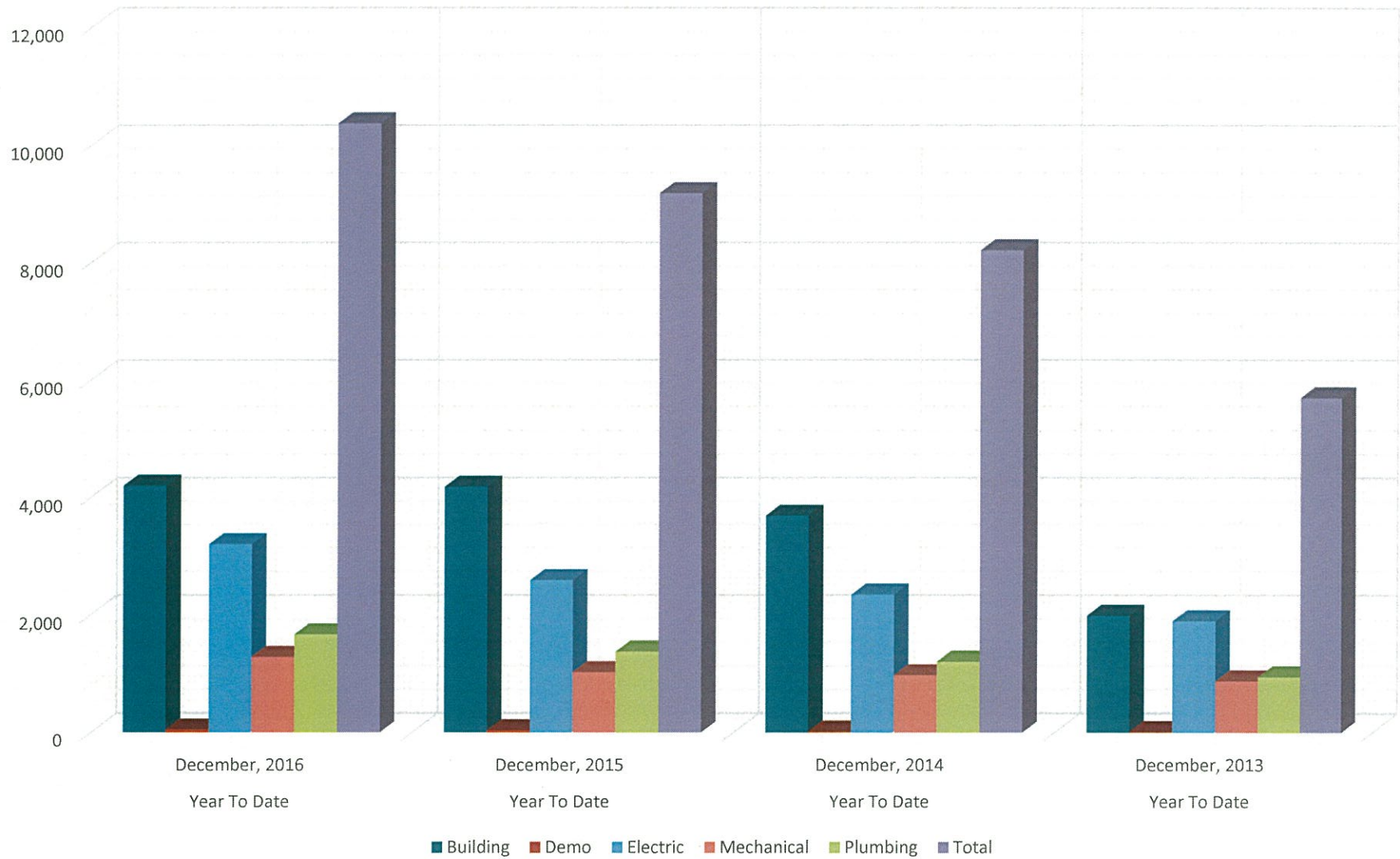
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Building Permits Issued To Date



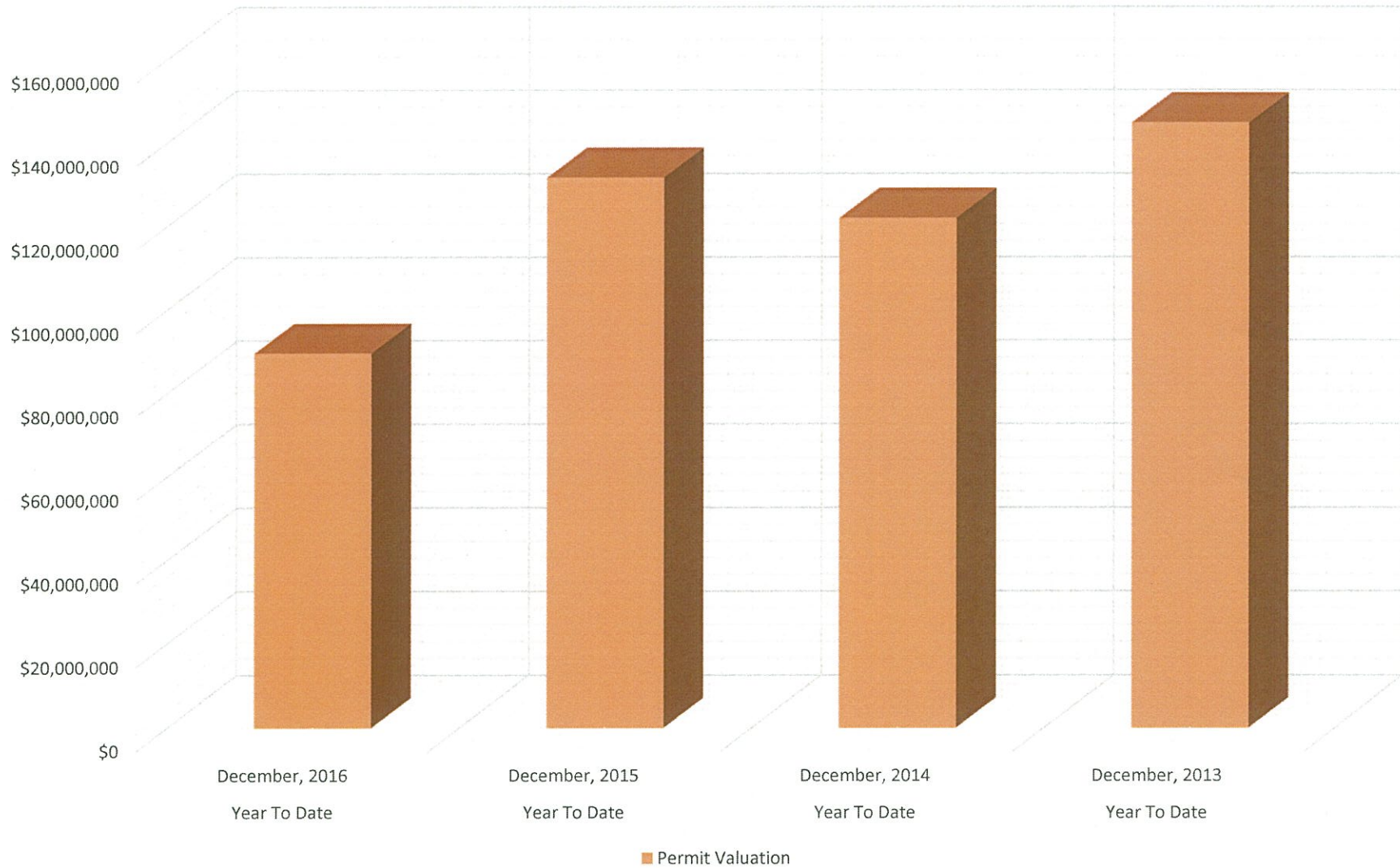
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Inspections Performed To Date



City of Englewood, Colorado
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Permit Valuation



City of Englewood, CO
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Fees Collected Date

